



## CONSTRUCTION BULLETIN

Volume XXVII

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Number 31

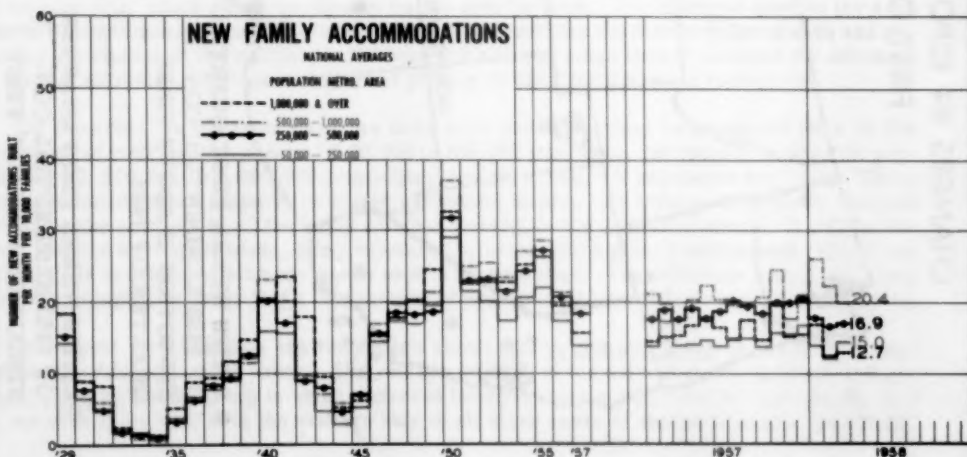
*Real Estate Economists, Appraisers and Counselors*

### RESIDENTIAL CONSTRUCTION IN THE FIRST QUARTER OF 1958

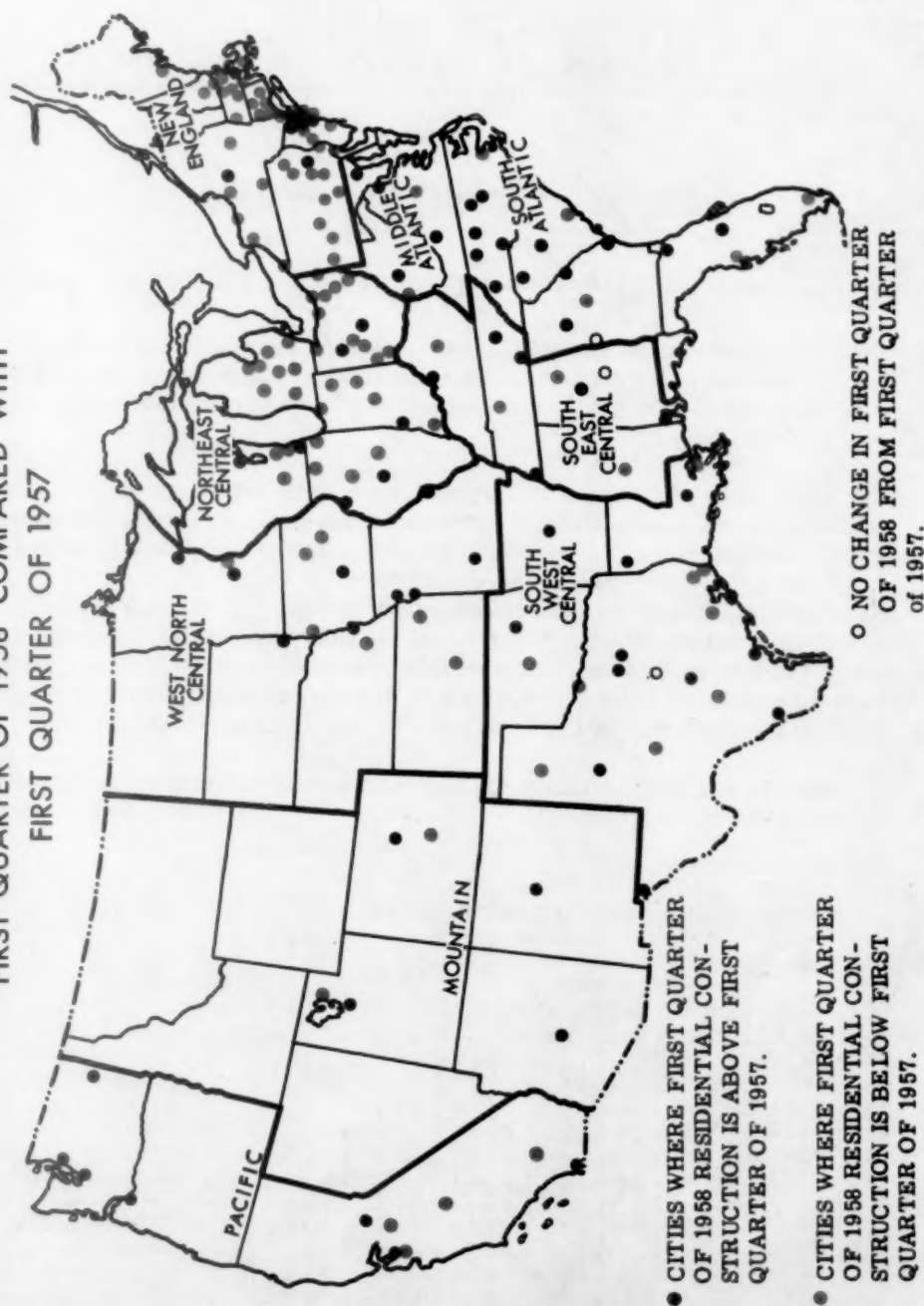
**T**HE charts in this bulletin show the most complete recent information available on residential building on a city-by-city basis. Individual charts depict 168 principal metropolitan areas, which include more than 2,200 separate municipalities.

The chart at the bottom of the page, showing national averages on new family accommodation construction in metropolitan areas, indicates that those areas with a total population of from 500,000 to 1,000,000 are making the best showing, with figures running above those of the corresponding months of a year ago. New building in metropolitan areas with more than 1,000,000 population had a rather unsatisfactory first quarter, as February and March were considerably below the corresponding months of last year. Also, those communities with a total population of from 250,000 to 500,000 showed a drop, both in comparison with the first quarter of 1957 and with the last quarter of last year.

Figures are now available showing total nonfarm starts in metropolitan and in nonmetropolitan areas of the United States for the first 6 months of 1958 in (cont. on page 326)



CHANGES IN REPORTED VOLUME OF RESIDENTIAL CONSTRUCTION  
FIRST QUARTER OF 1958 COMPARED WITH  
FIRST QUARTER OF 1957



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## EXPLANATION OF CHARTS

**R**ESIDENTIAL building in all metropolitan areas of the United States as defined by the 1950 Census is charted on the following pages. The 168 areas include all areas in which the central city had a 1950 population of more than 50,000.

In each city all suburbs, incorporated and unincorporated areas, have been contacted and every effort has been made to make this report as complete as possible. In most cities it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City and Northeastern New Jersey area figures include the building in 344 suburban communities; the Chicago area includes building in 174 suburban communities; Philadelphia, 198; Detroit, 110; Los Angeles, 61; and Cleveland, 65. In all, more than 2,300 communities are represented in these charts.

On the charts the figures are expressed as the number of new family units started per 10,000 families in each metropolitan area as indicated by building permits. In non-permit-issuing areas, we requested the tax clerk to report to us the number of dwelling units added to the tax roll each month. In this computation, a single-family dwelling counts 1, a 2-family dwelling counts 2, and a 24-family apartment counts 24. All public housing and war housing projects have been included, along with buildings that were privately built and financed.

The blue italicized numerals on each chart give the number of new family accommodations built in the last 3 months for which figures are available. These are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed on the individual charts that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1929 to the present for metropolitan areas having from 50,000 to 250,000 people (the solid red line); for areas having from 250,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Ninety-one areas fall into the first category; 44 into the second; 19 into the third; and 14 into the fourth.

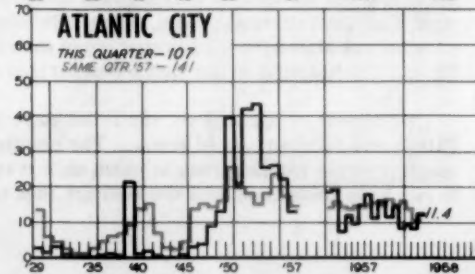
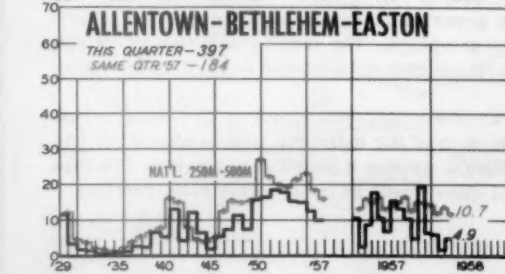
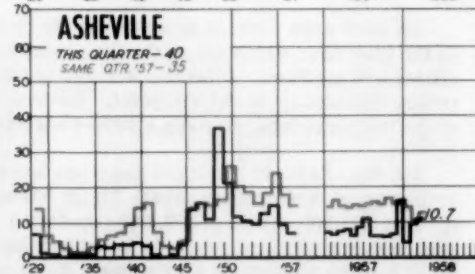
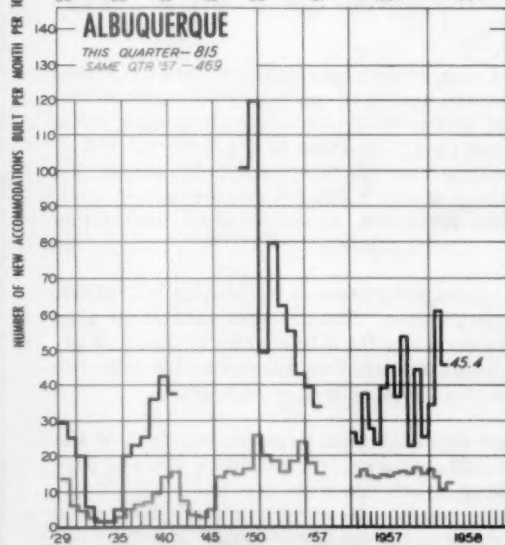
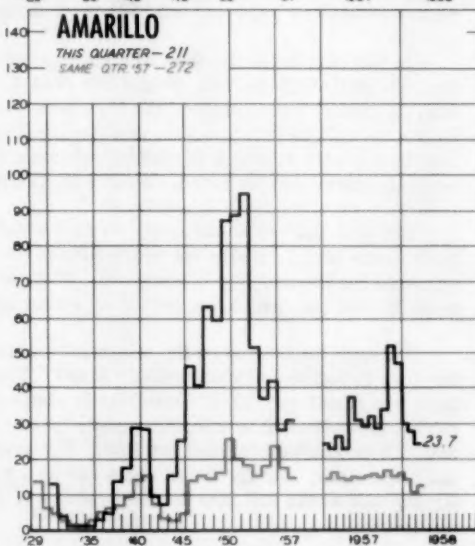
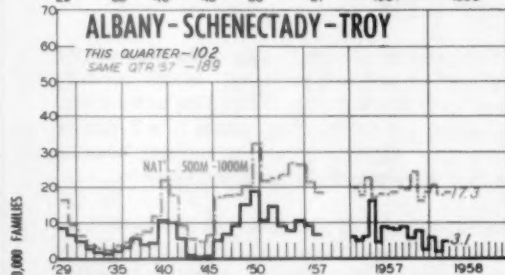
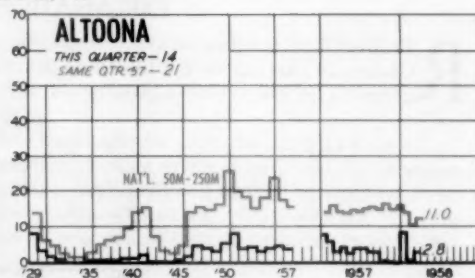
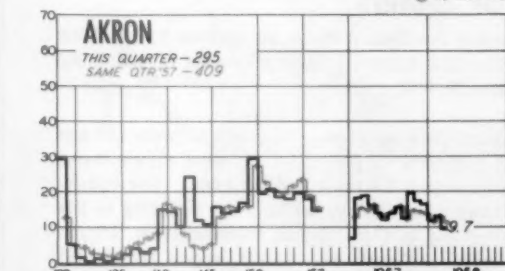
On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on the front page we have also shown national averages for each of the groupings of metropolitan areas: (1) 50,000 to 250,000 population; (2) 250,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

We repeat, the chart on the front page shows the arithmetic mean of the construction rate in the different-sized areas. The red line on each of the individual charts shows the national average for the group in which each area belongs, making it possible to compare the rate in one area (blue line) with the average rate of all other areas of comparable size (red line).

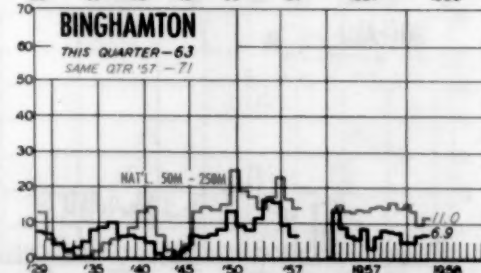
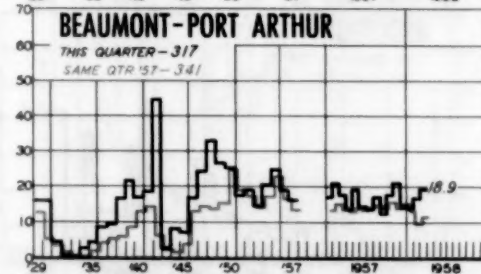
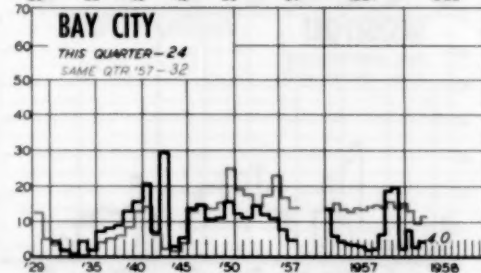
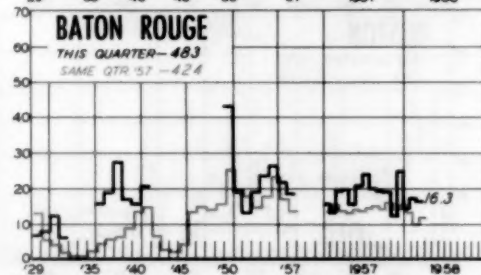
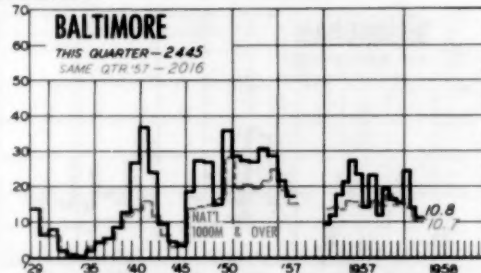
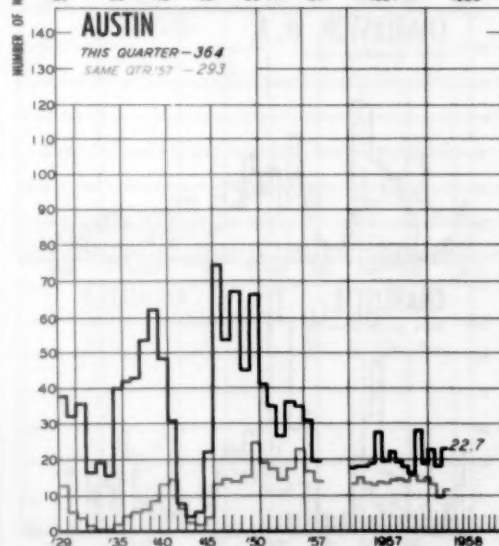
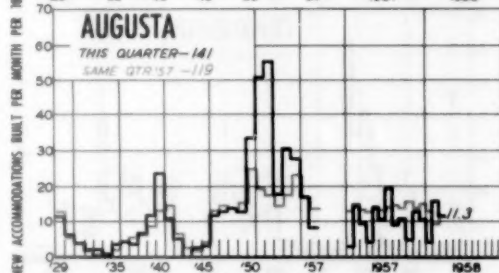
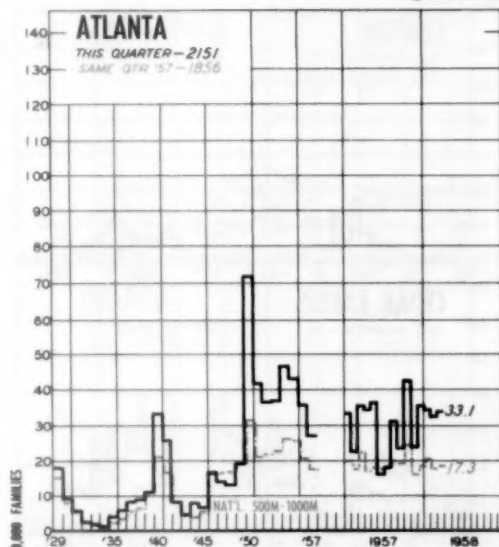
# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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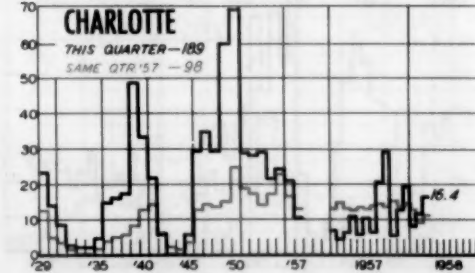
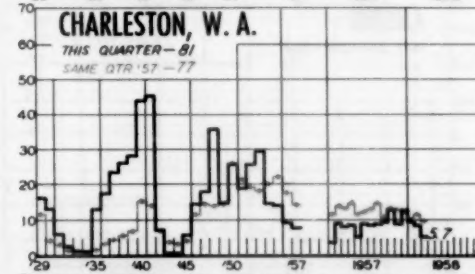
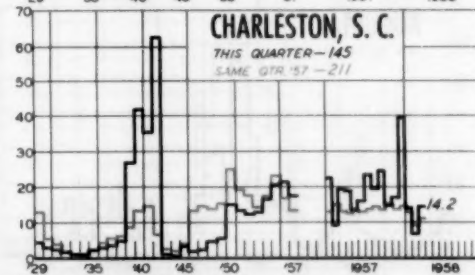
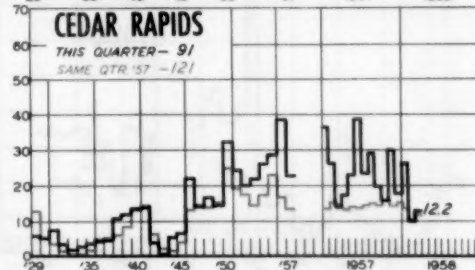
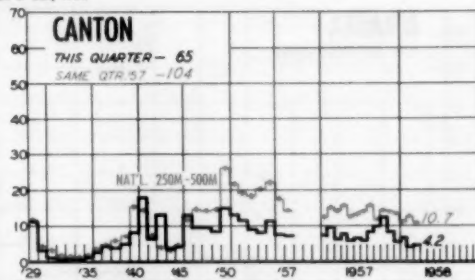
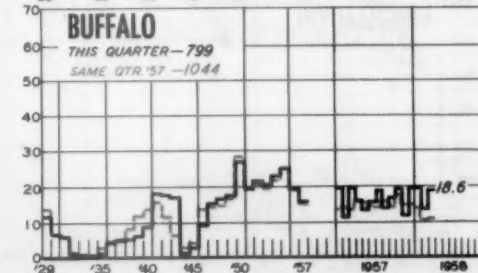
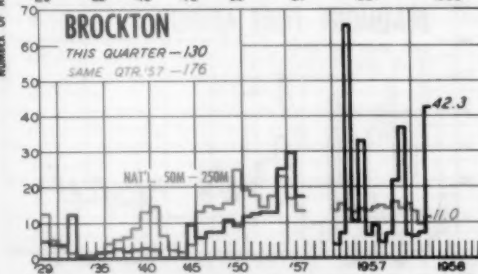
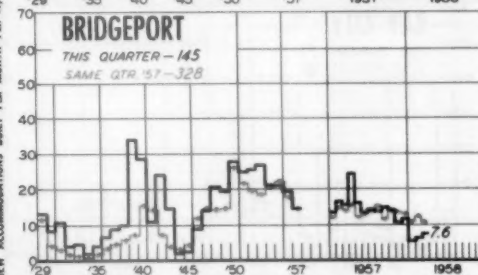
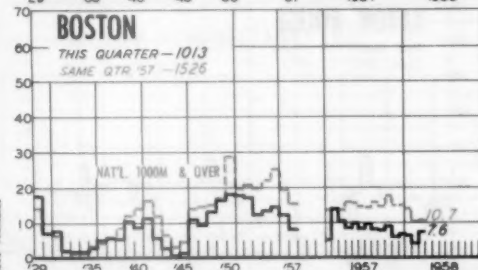
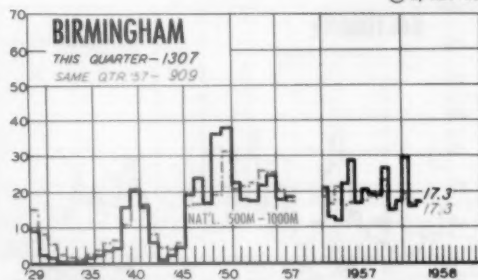




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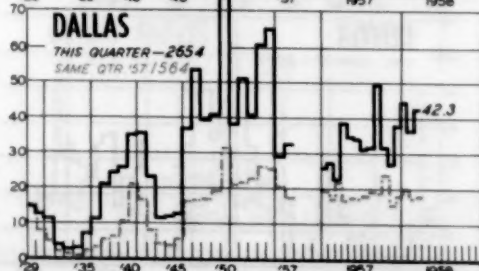
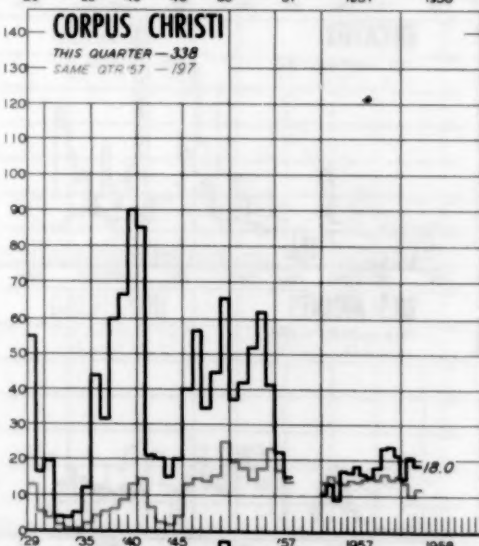
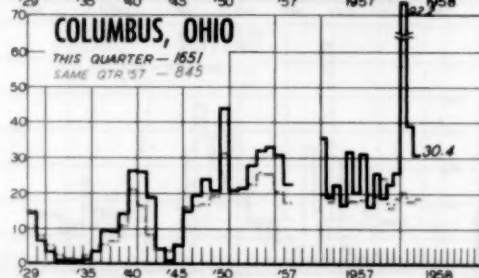
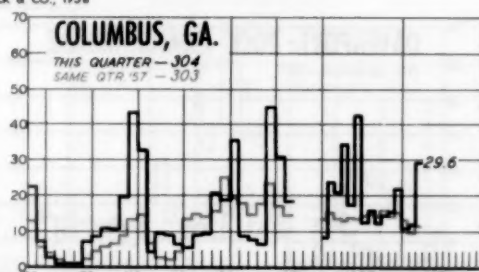
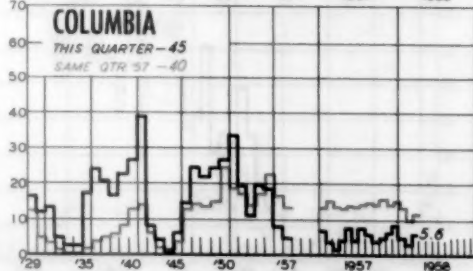
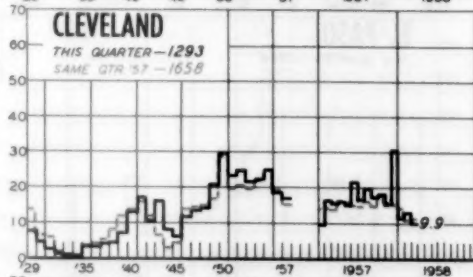
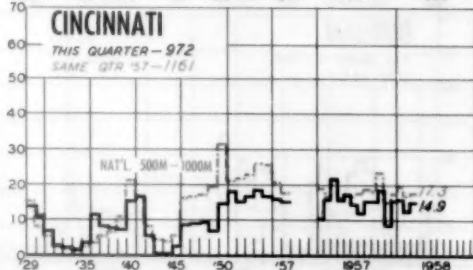
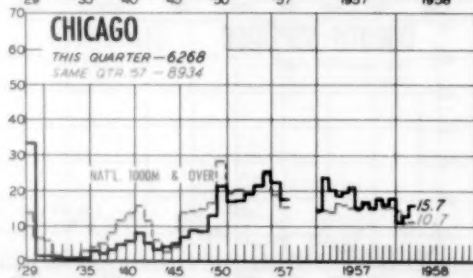
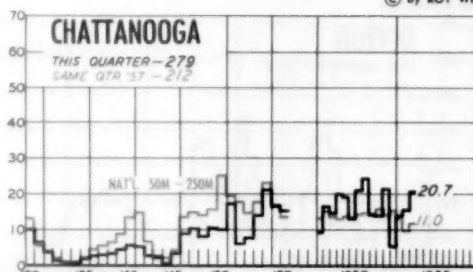
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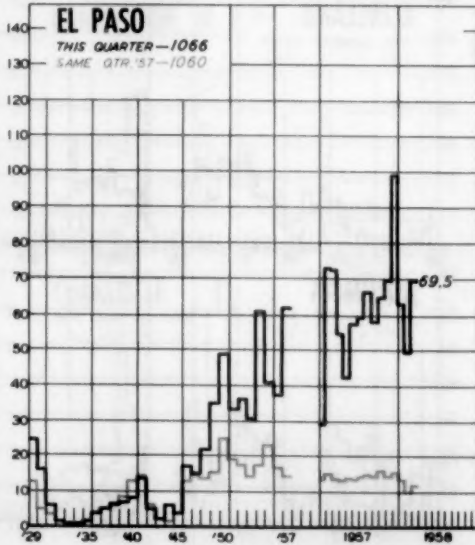
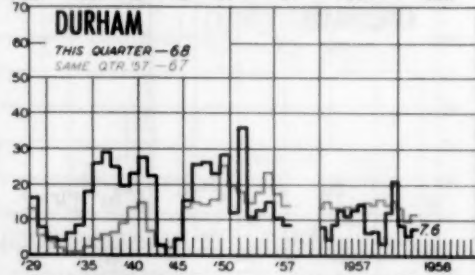
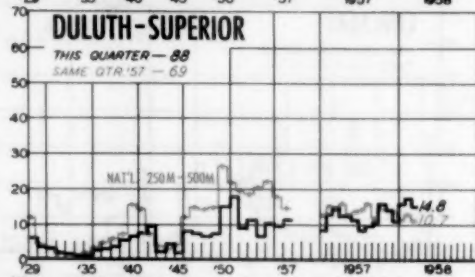
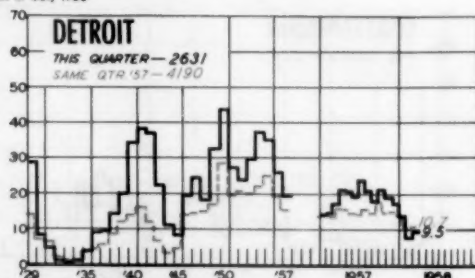
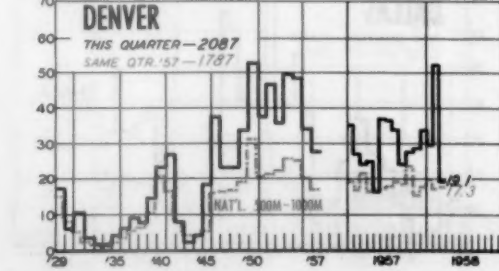
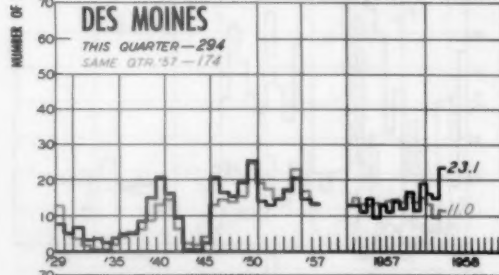
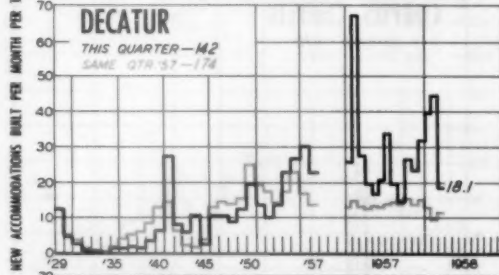
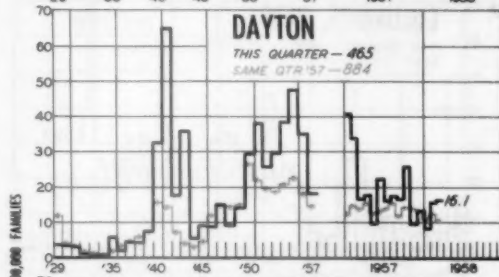
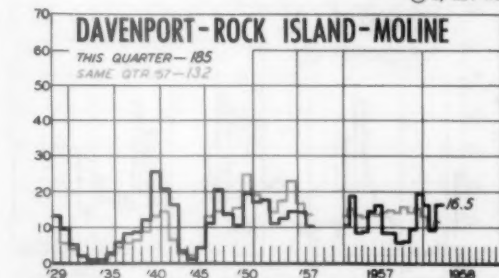
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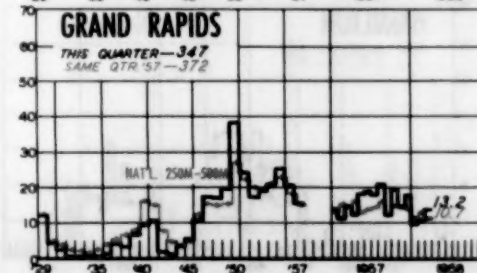
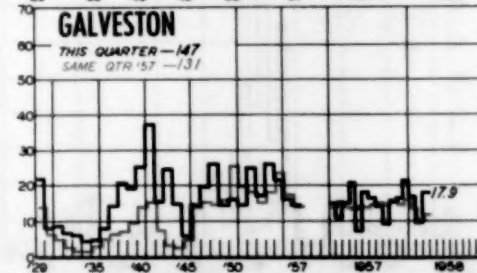
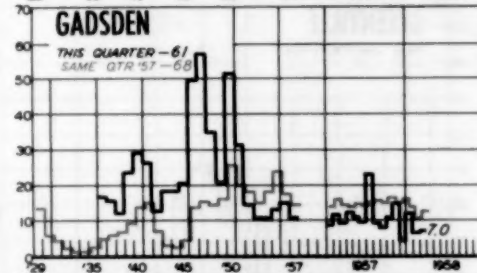
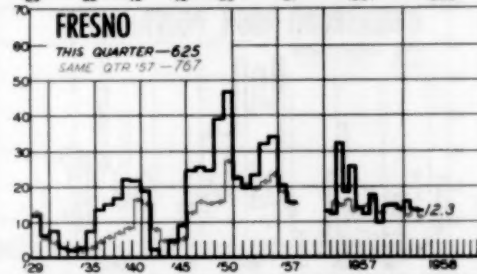
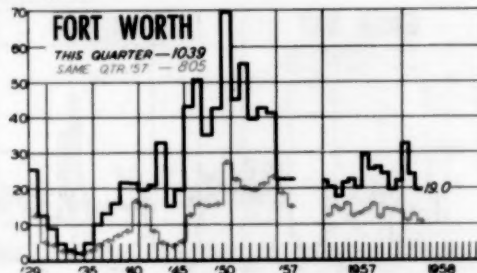
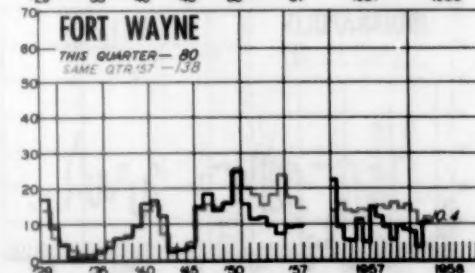
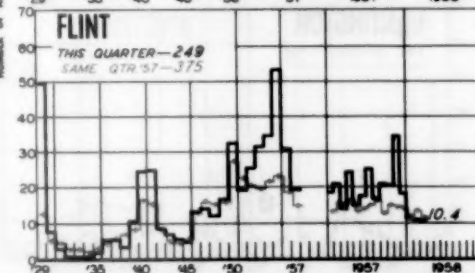
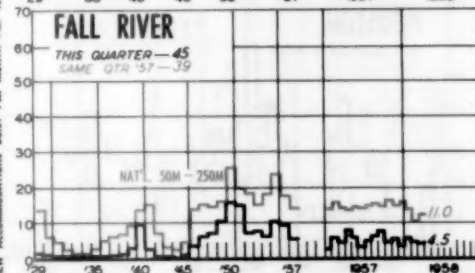
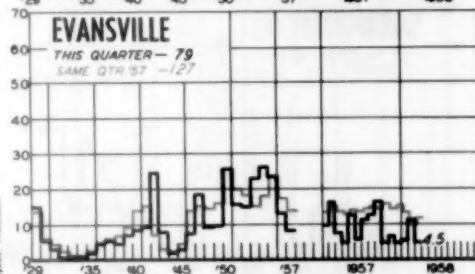
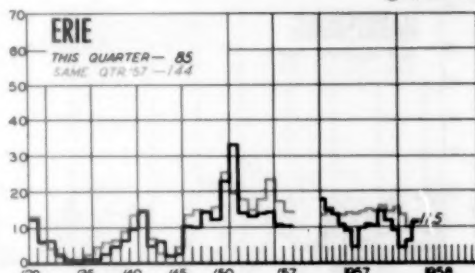
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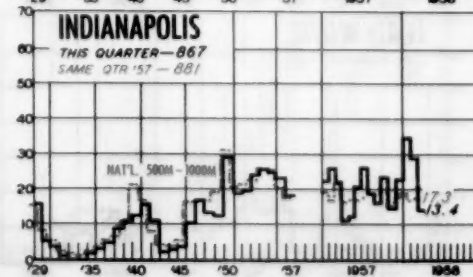
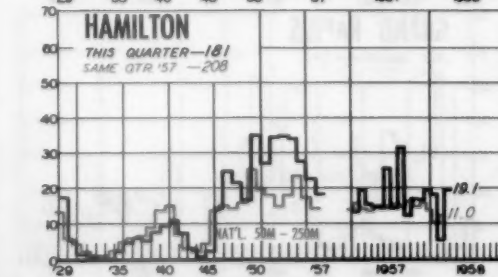
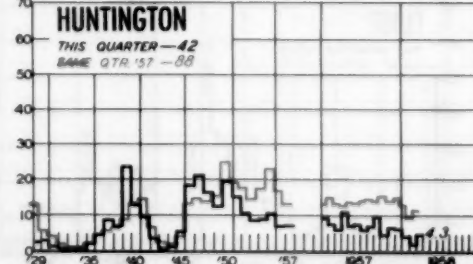
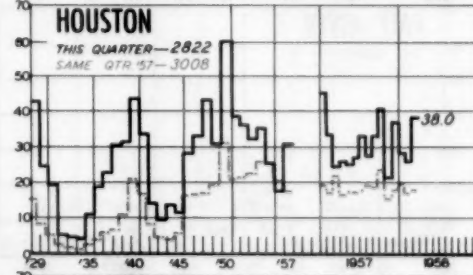
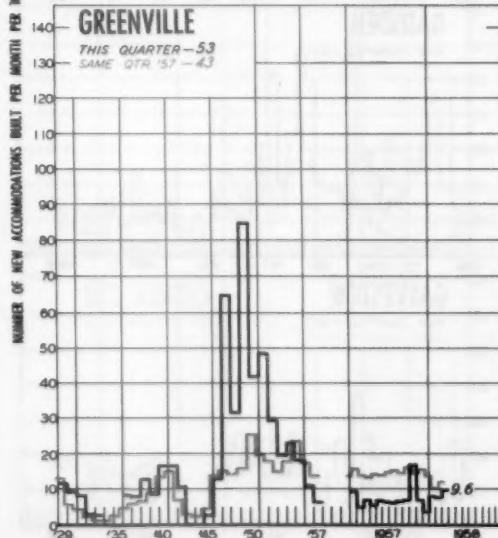
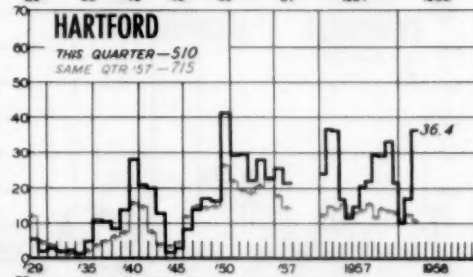
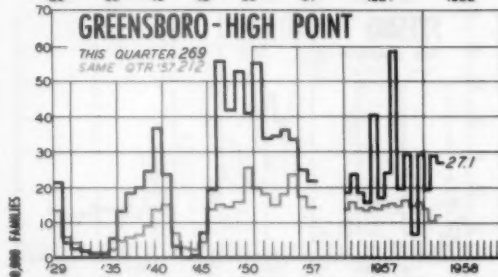
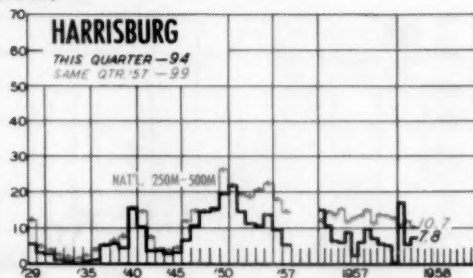
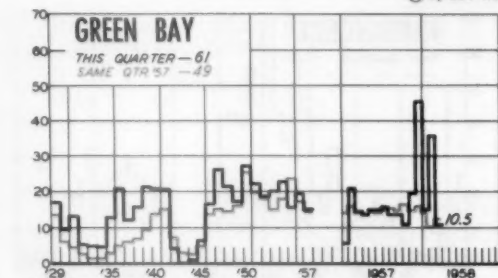
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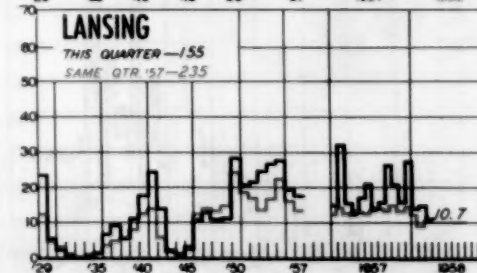
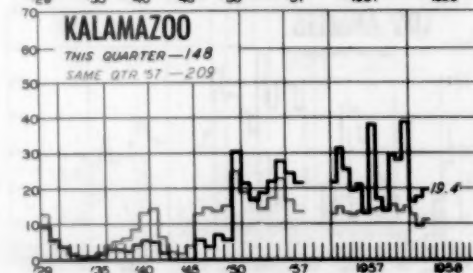
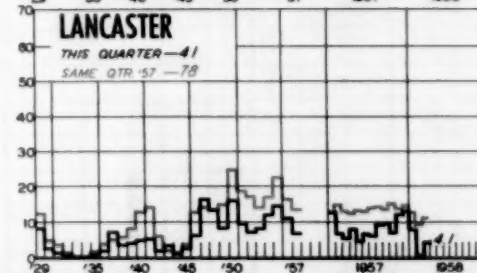
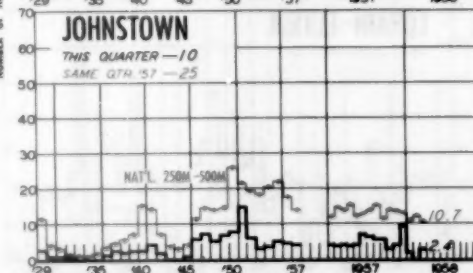
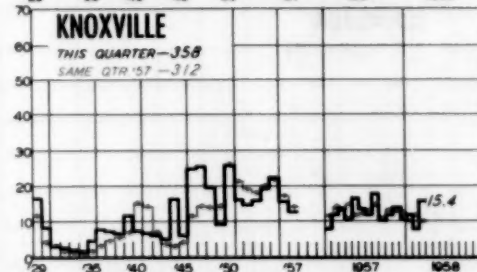
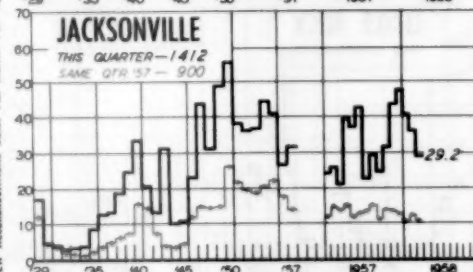
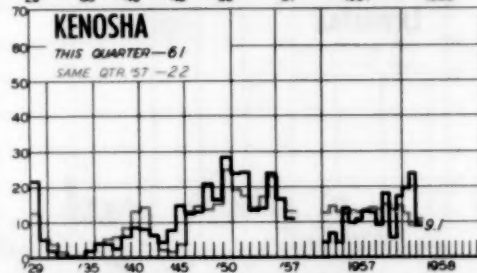
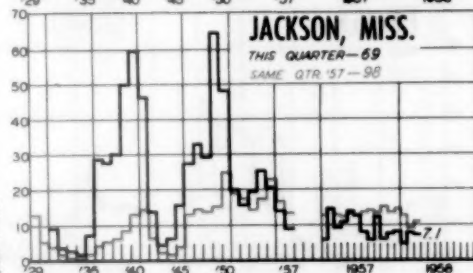
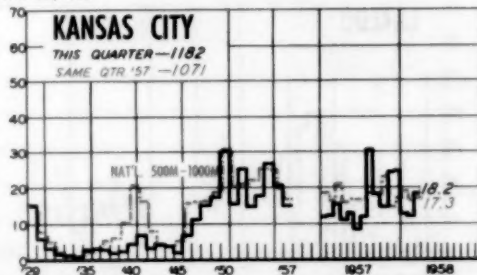
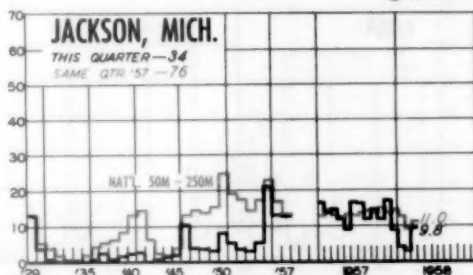
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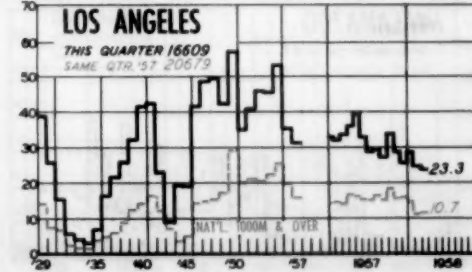
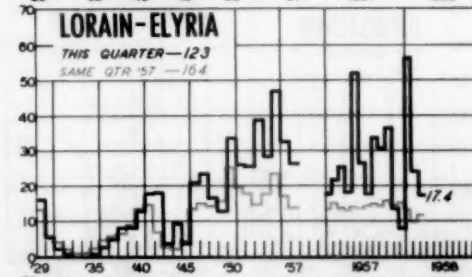
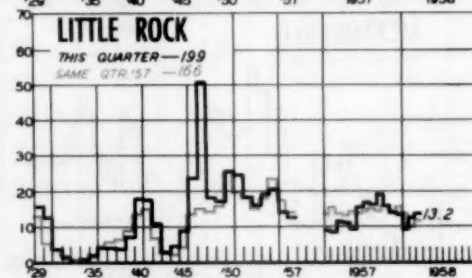
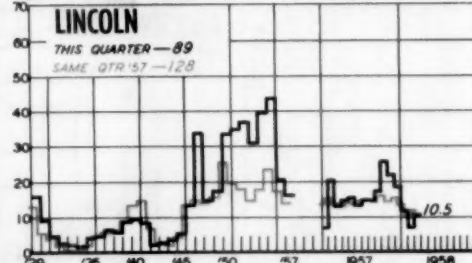
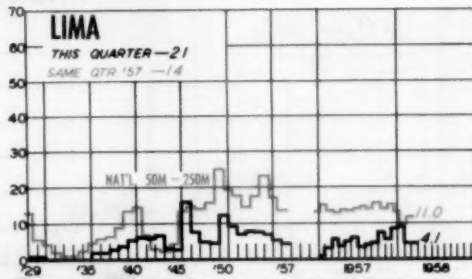
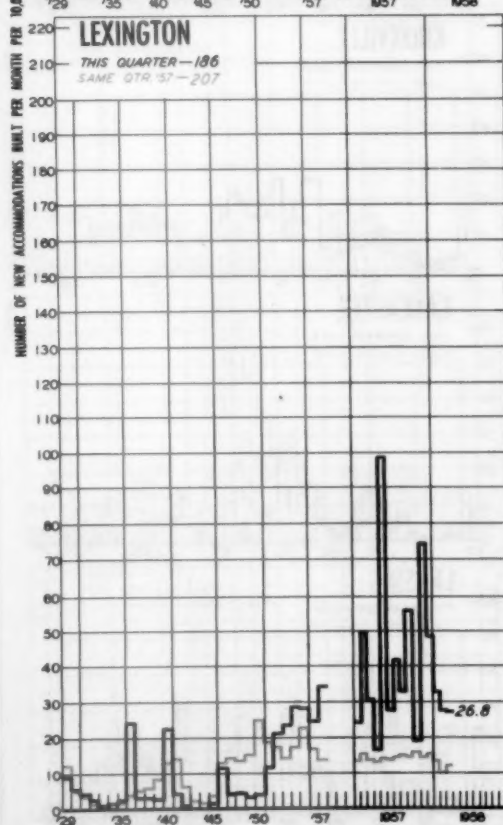
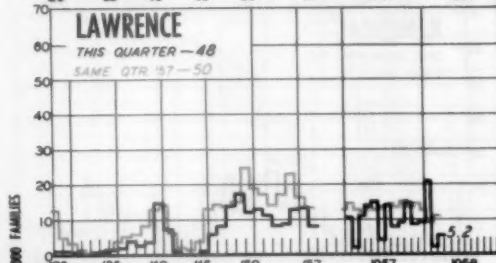
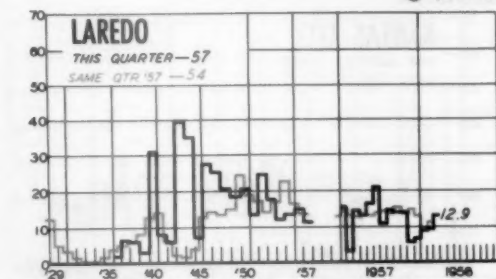
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



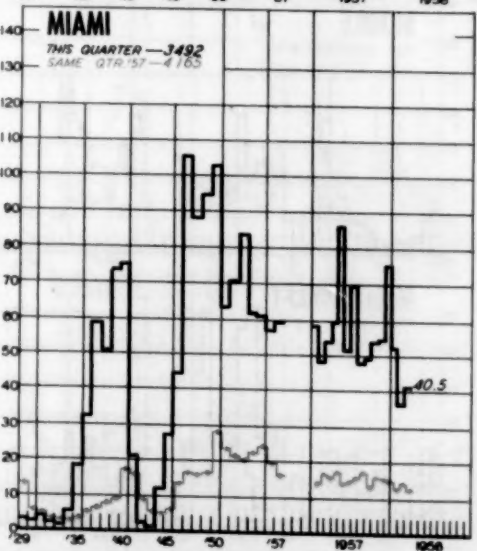
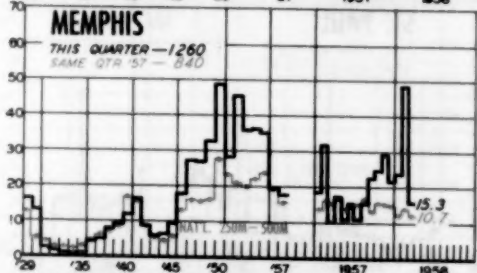
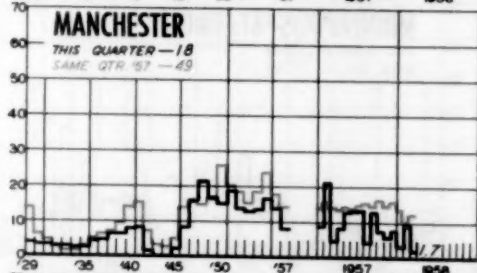
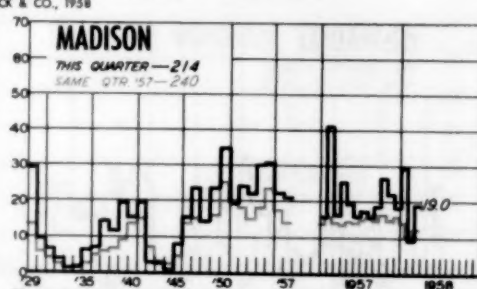
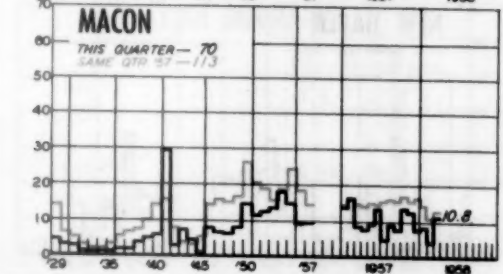
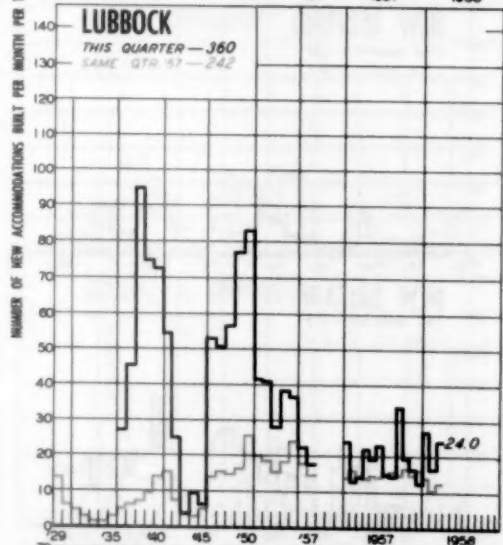
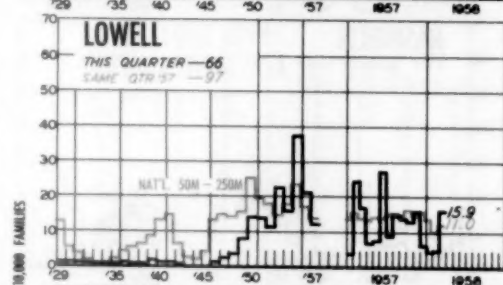
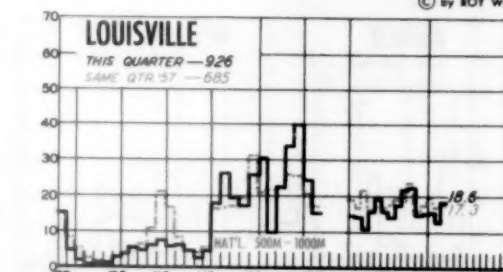
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# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

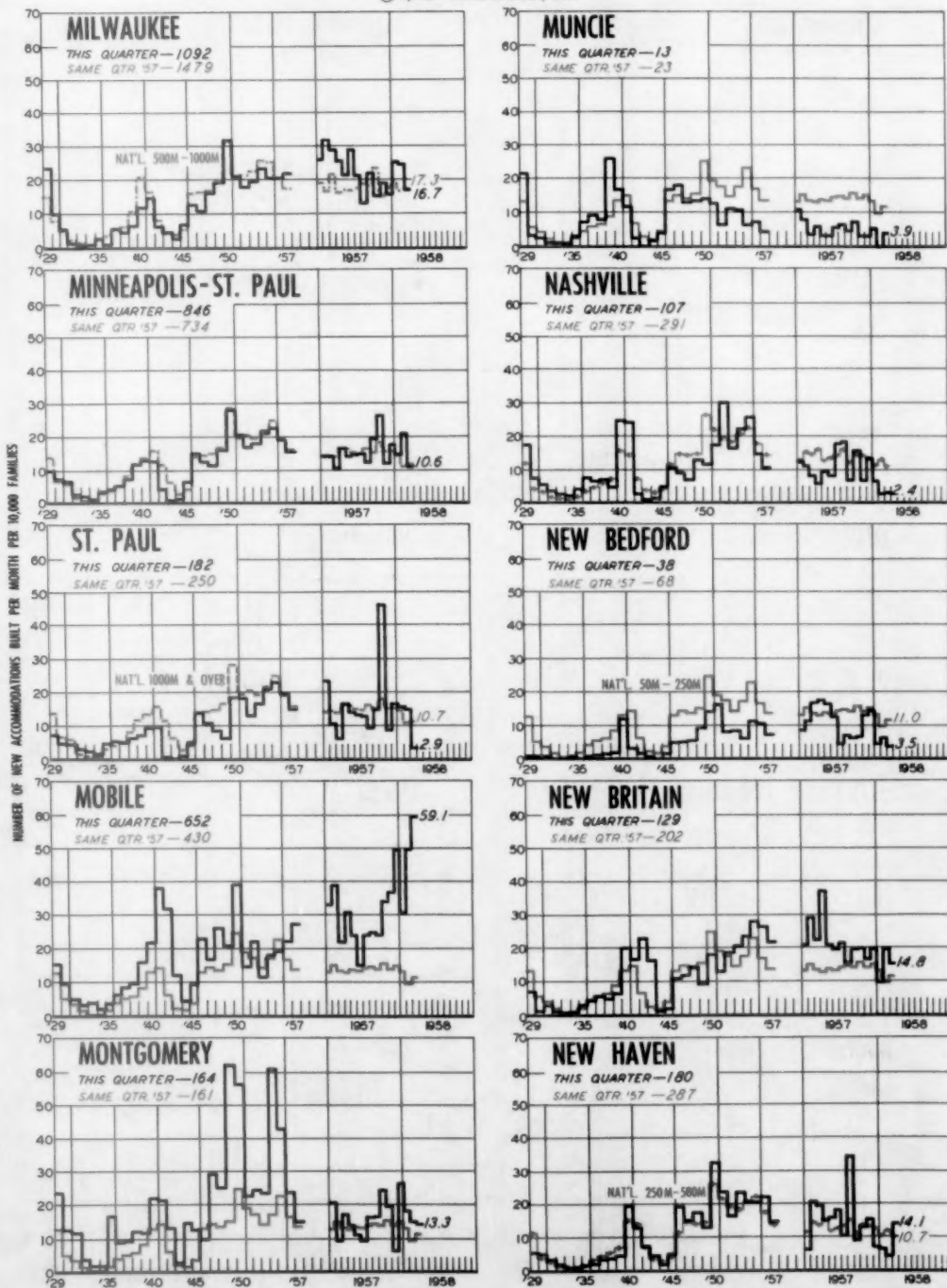
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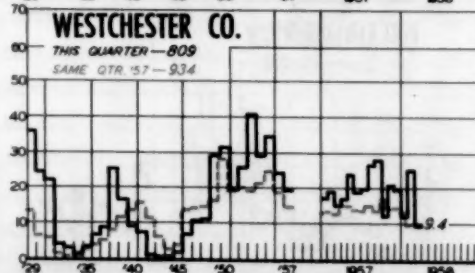
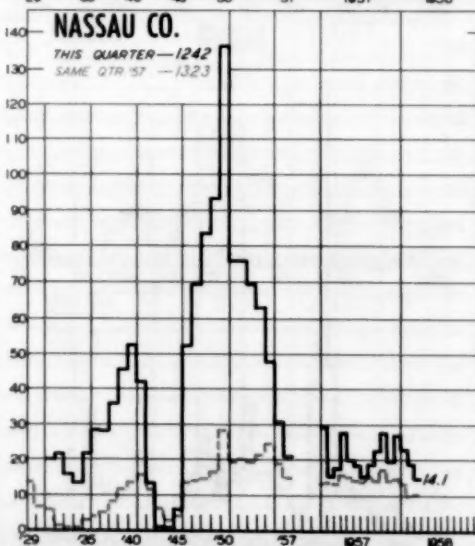
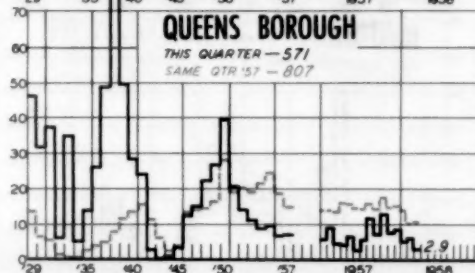
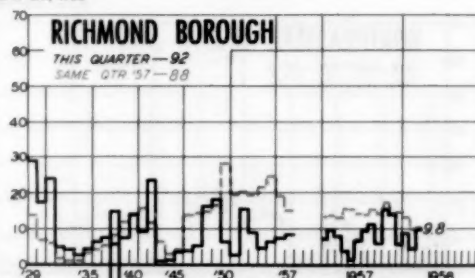
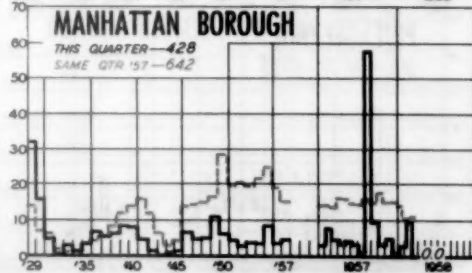
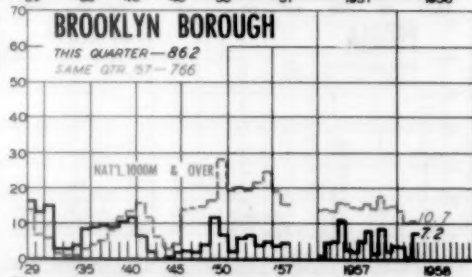
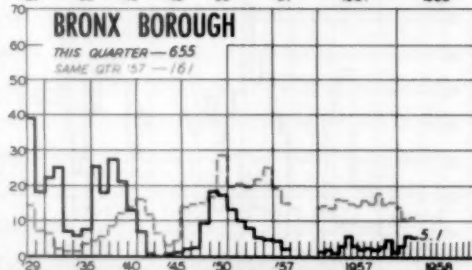
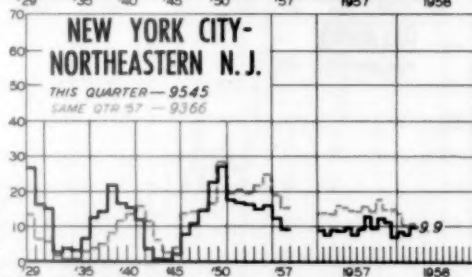
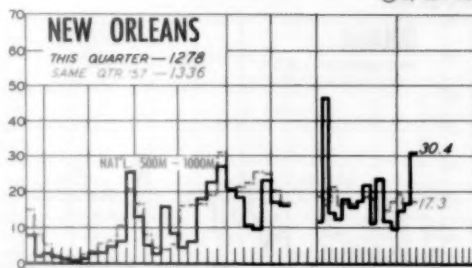
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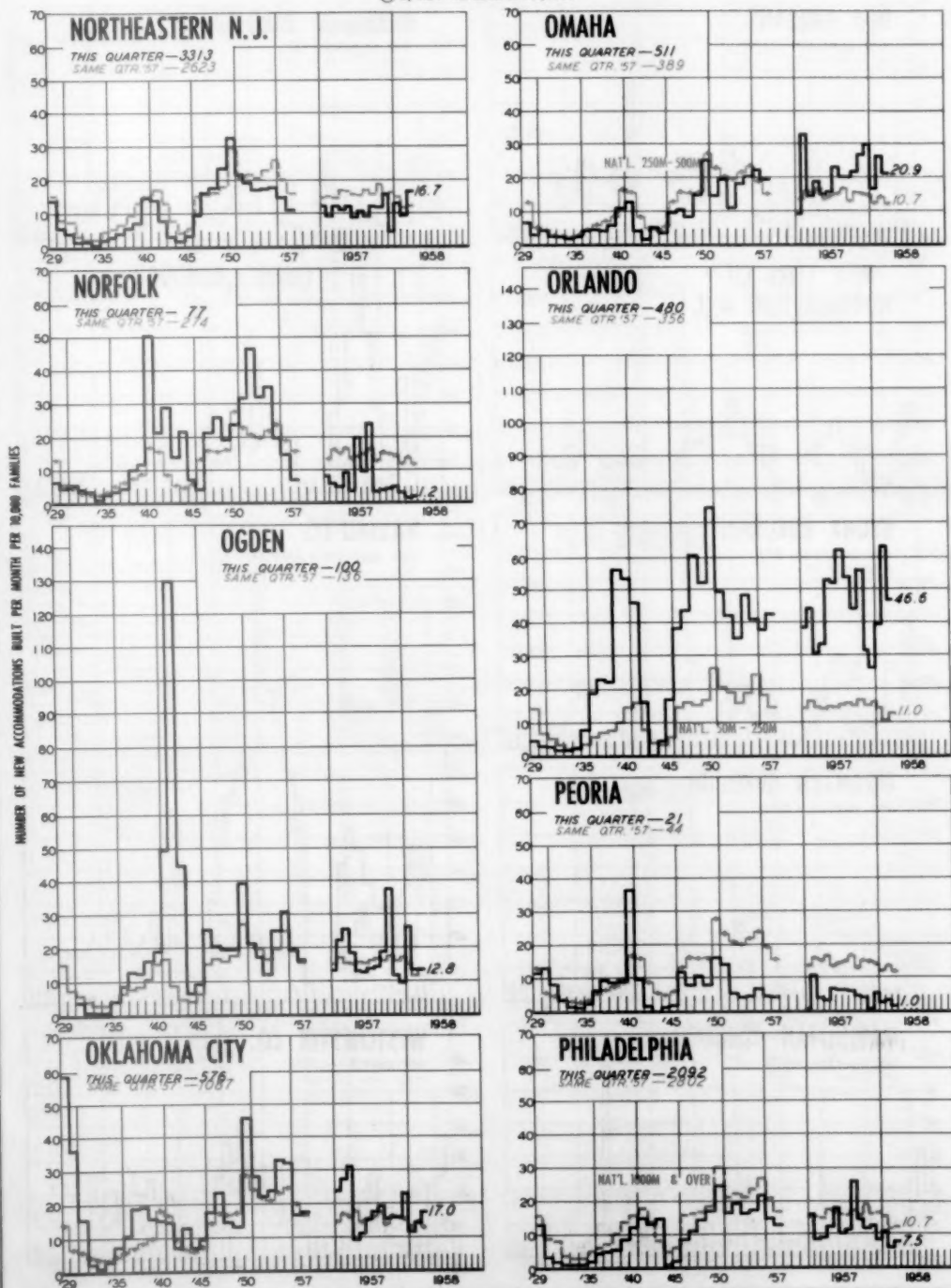
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NUMBER OF NEW ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



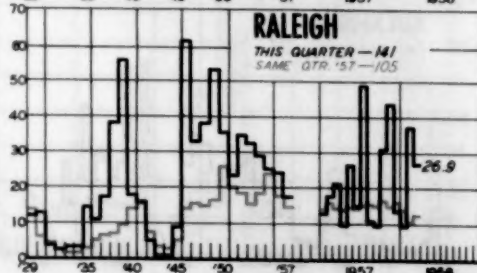
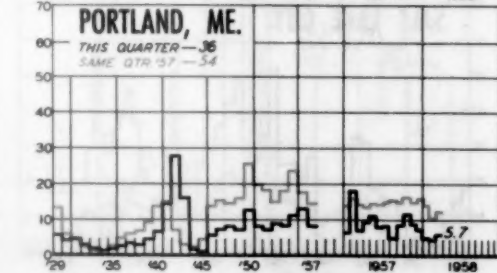
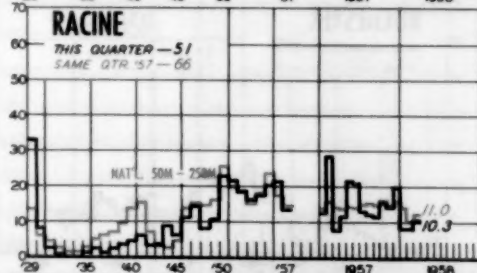
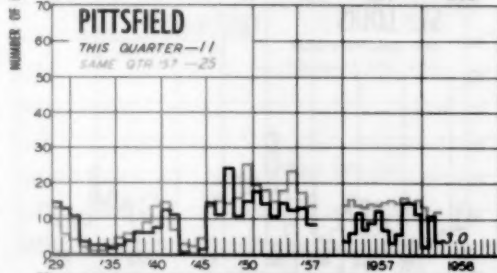
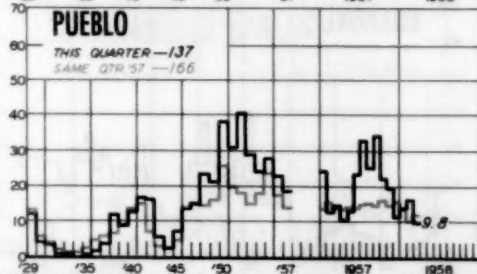
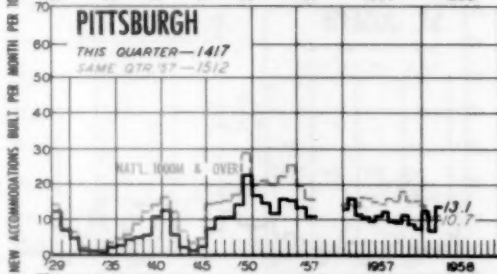
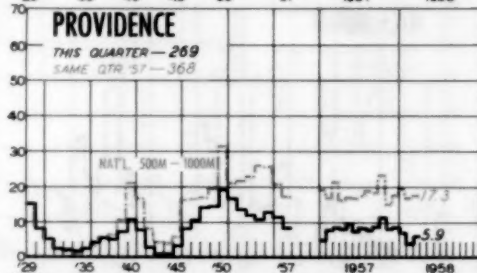
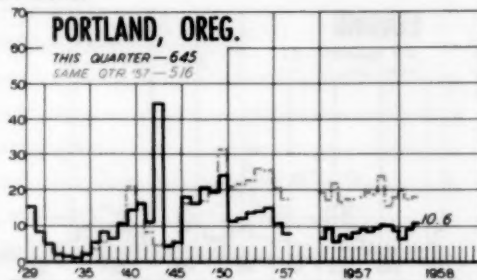
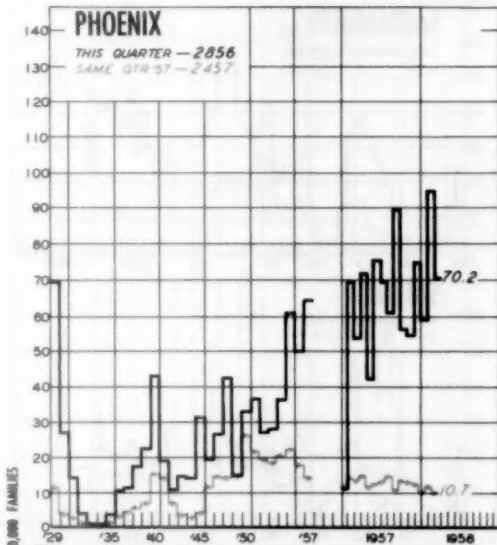
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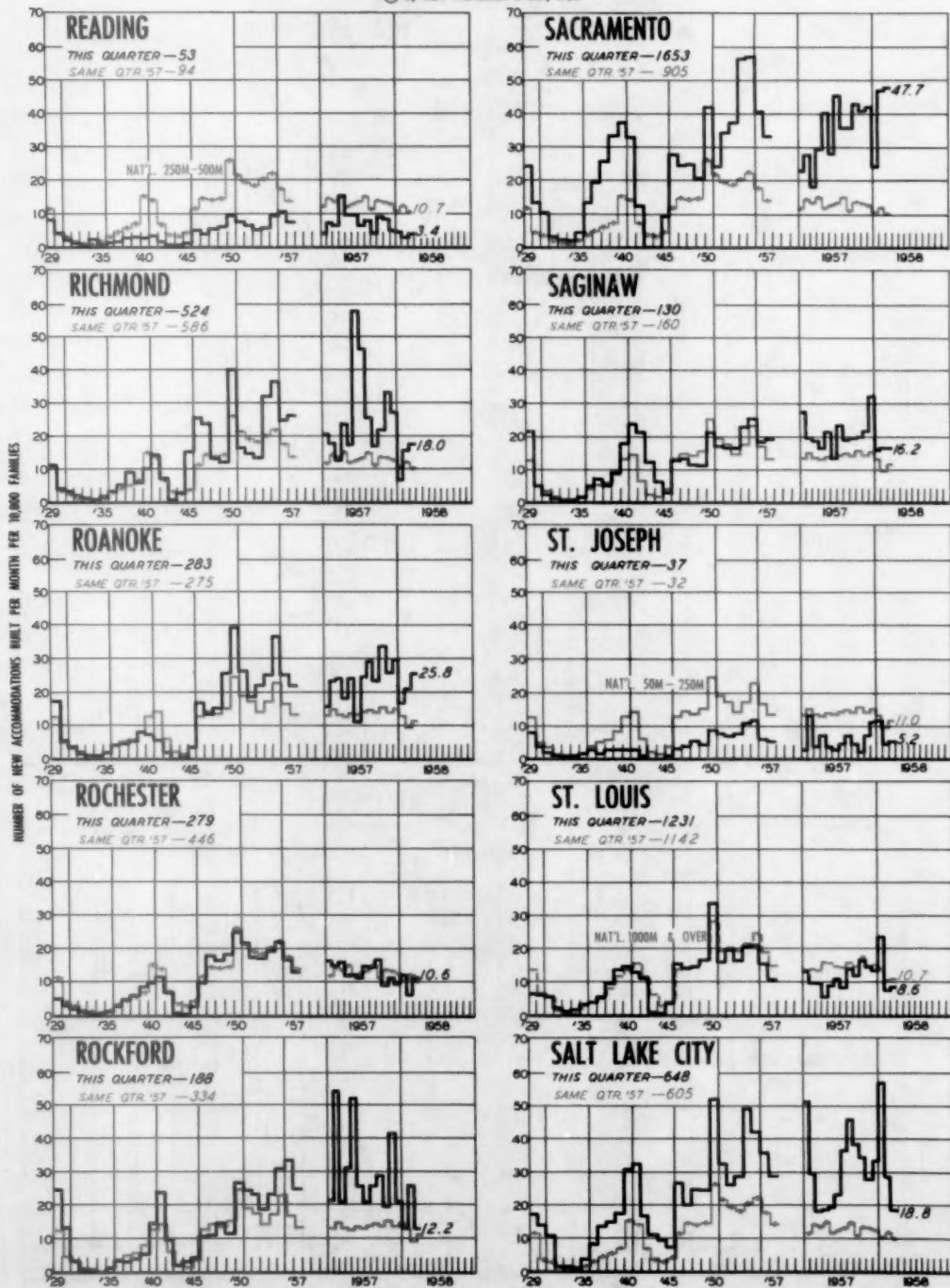
# NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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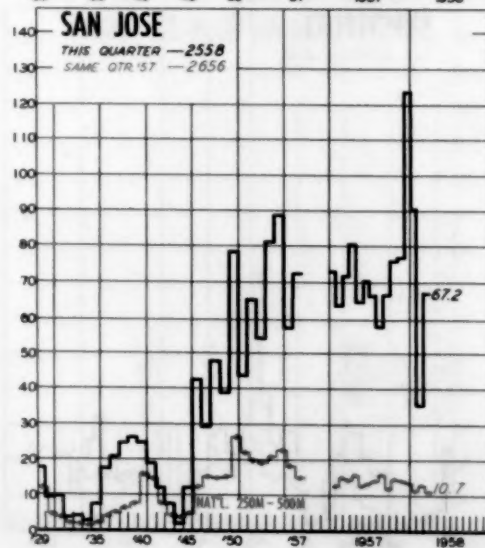
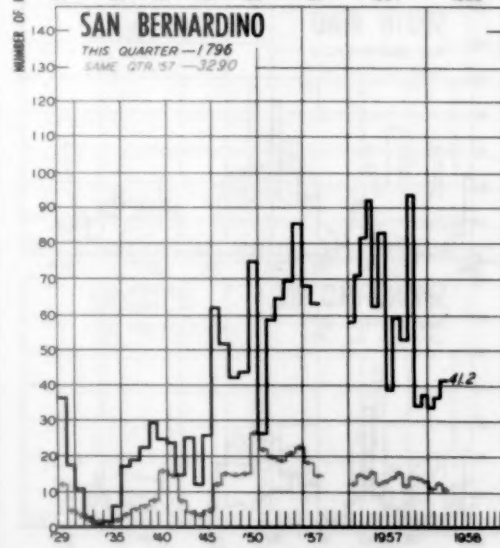
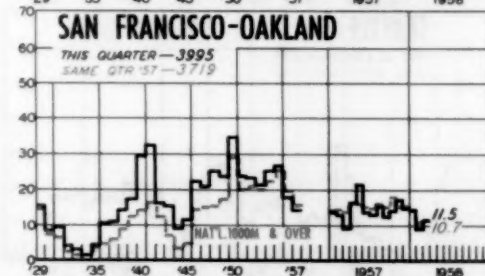
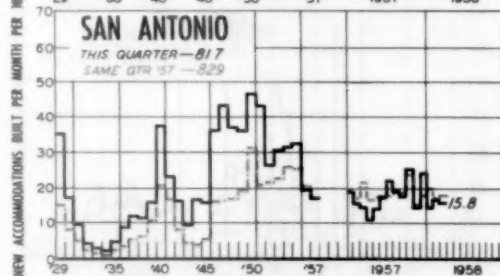
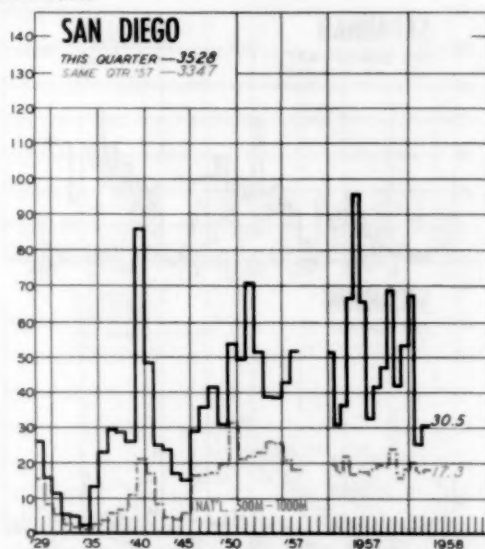
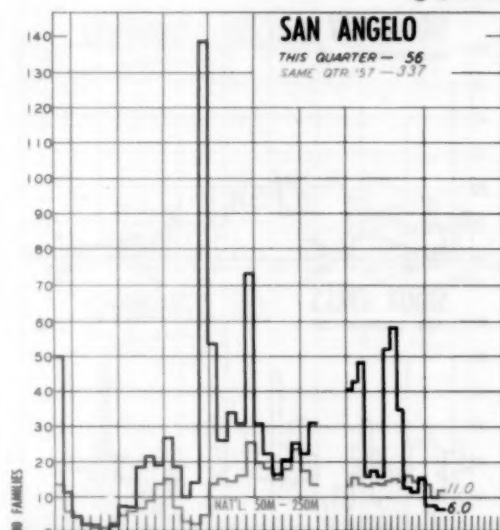
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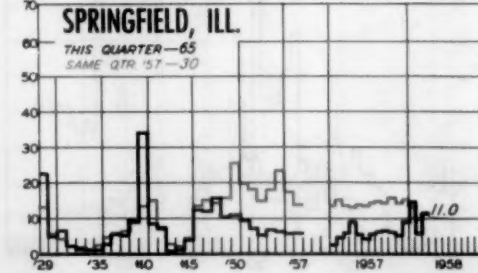
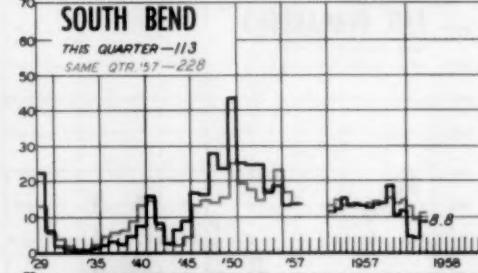
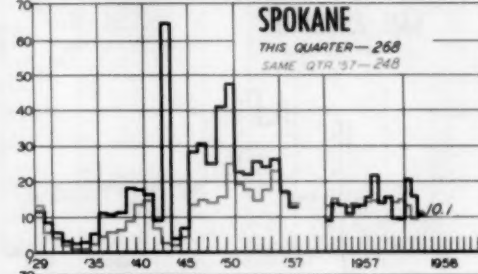
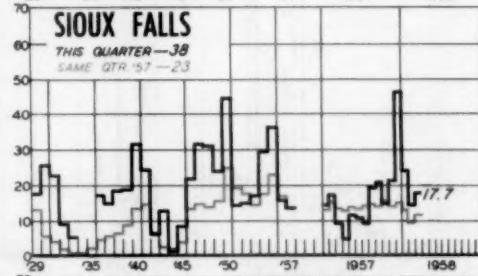
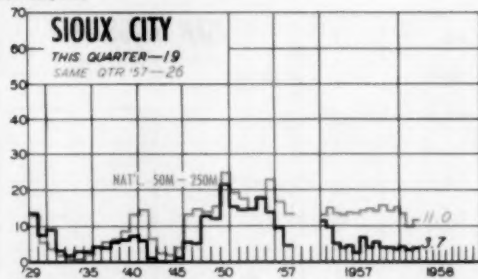
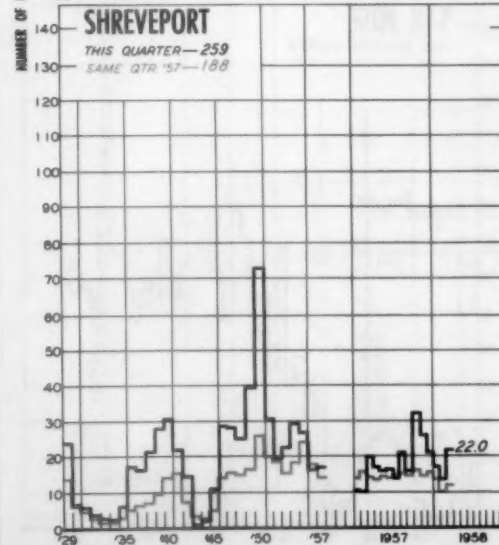
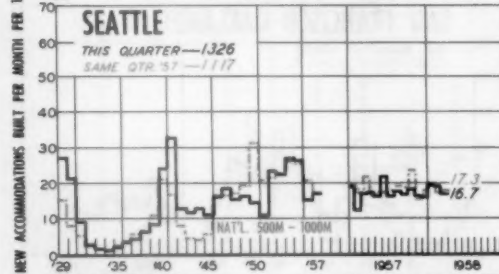
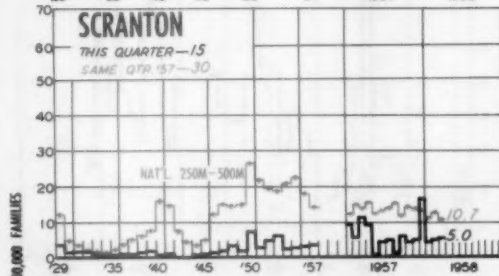
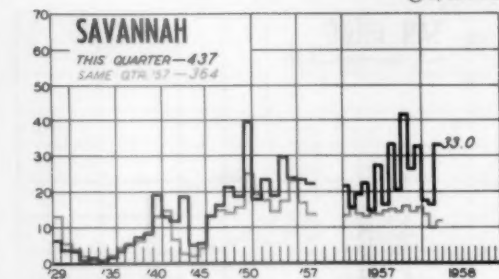
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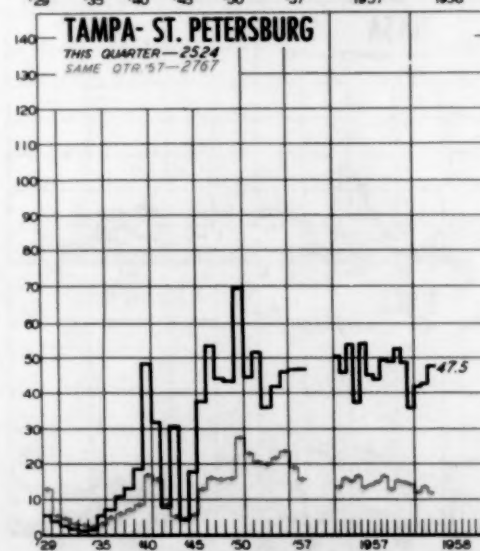
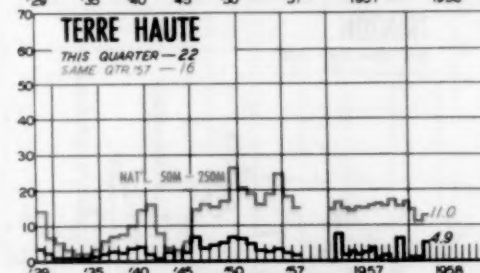
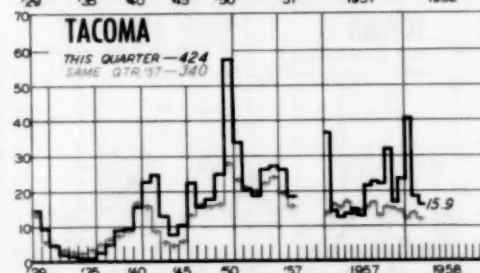
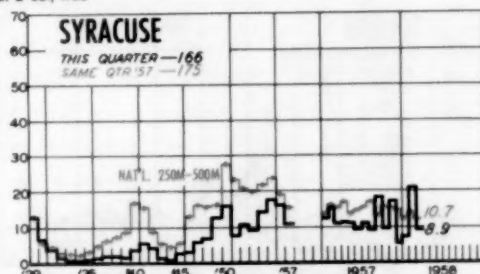
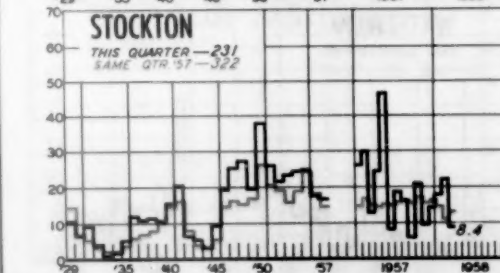
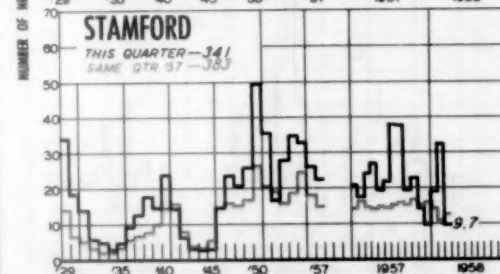
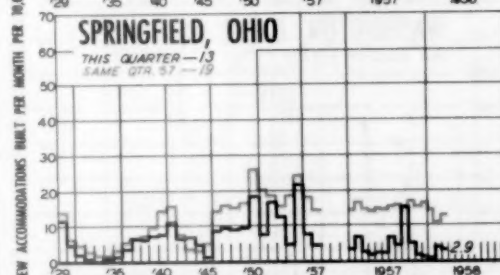
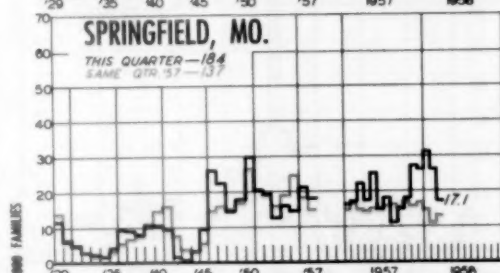
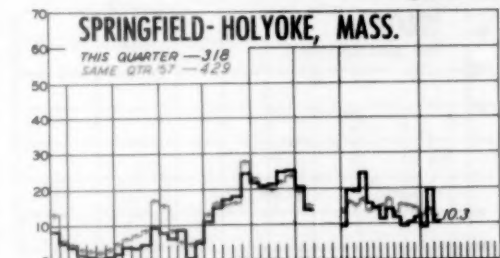
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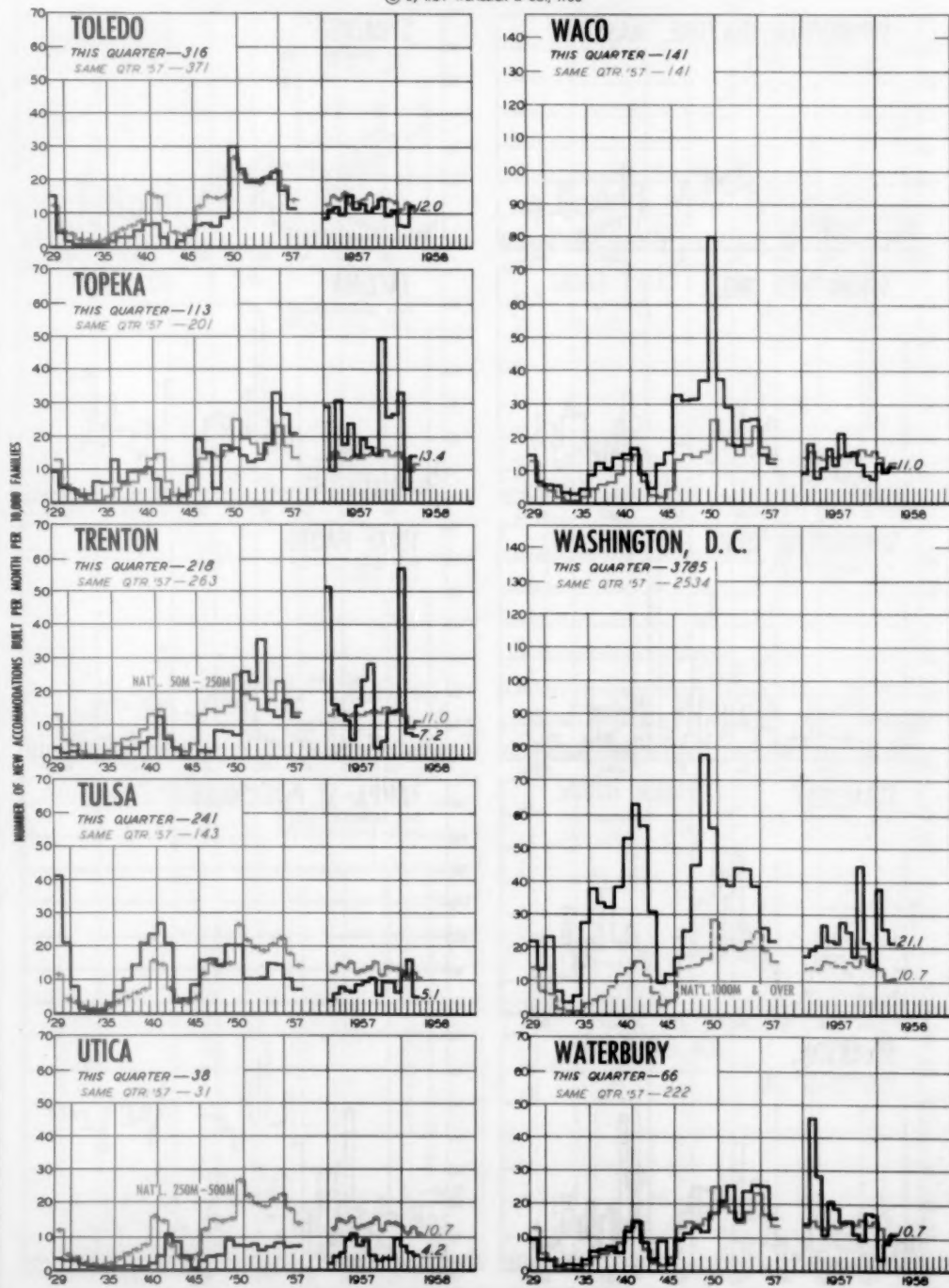
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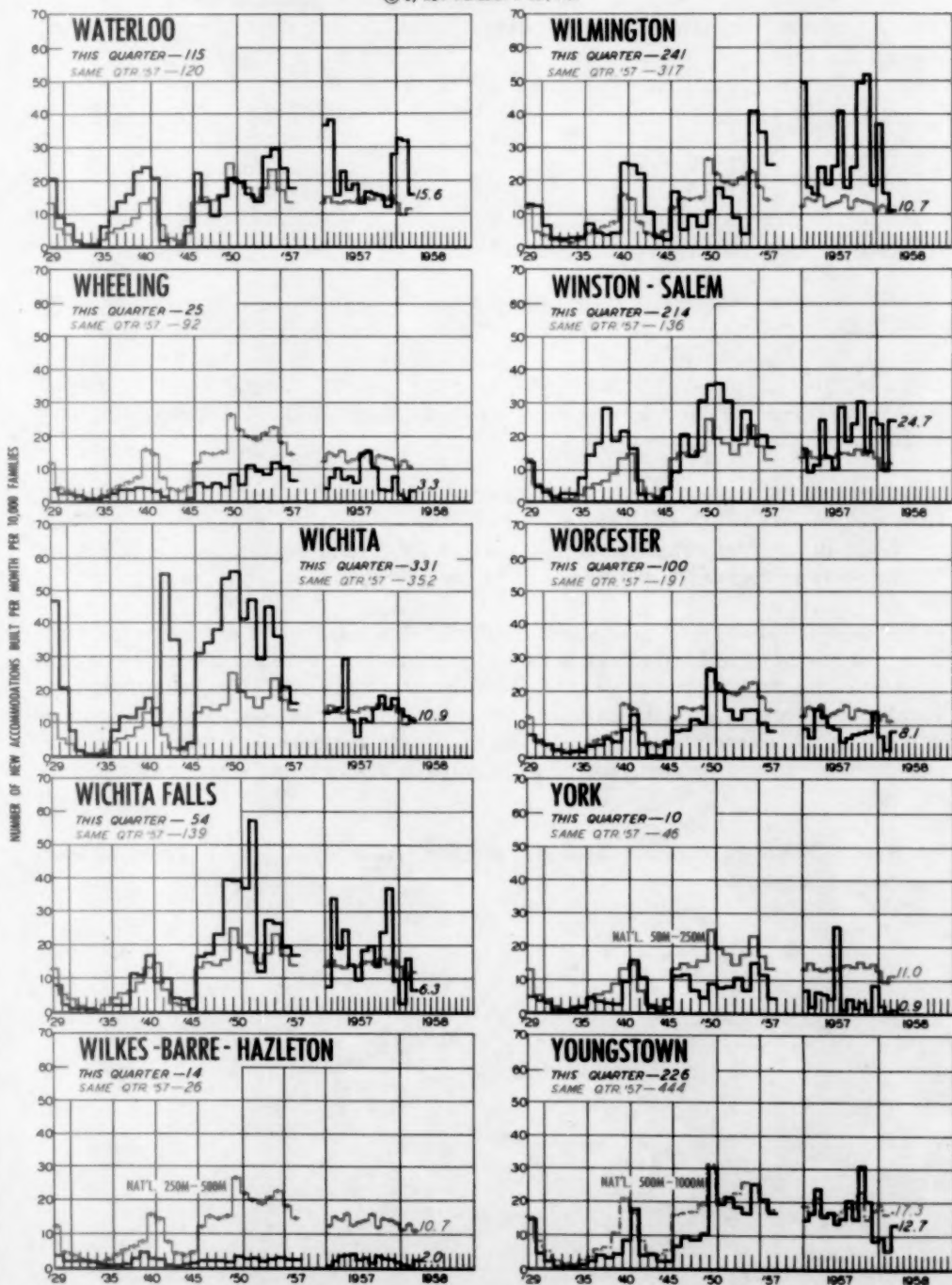
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(cont. from page 303)

comparison with the same months of 1957. The table below shows these figures and the amount and percentage of change in the 1958 figures in comparison with 1957.

	6 months 1957	6 months 1958	Change 1957-58	
			No.	%
Total nonfarm starts	513, 600	530, 400	+16, 800	+3. 3
In metropolitan areas	349, 400	354, 900	+5, 500	+1. 6
In nonmetropolitan areas	164, 200	175, 500	+11, 300	+6. 9

The tremendous difference in trend between metropolitan areas and non-metropolitan areas is evident from this table. Apparently the smaller, isolated communities are doing more building in comparison with a year ago than are communities which form parts of larger metropolitan areas. This is contrary to the experience of some time ago, when most of the building was being done in suburbs of large cities.

The map on page 304 shows at a glance those metropolitan areas in which the first quarter of 1958 exceeded the first quarter of 1957, those cities in which the first quarter of 1958 was below that of 1957, and those cities in which the 1958 and 1957 figures were practically the same.

It is still too early to guess private residential construction volume for 1958. The last few months have shown a rather strong upward trend, the May and June figures exceeding the corresponding months of a year ago. The very large increase in FHA and VA applications, which in the past has indicated an upsurge in building, is certainly an optimistic sign. It is entirely possible that we may end the year with a larger number of private dwelling units started than we had in 1957.

New residential building, however, is spotty, and not all cities are experiencing the same trends.